

21/ ✓
App. F. IX-4

1955-56
(H.B.)

File No. 11-55

Serial Nos. 1, 54

Previous References.

H.B. S. S2 - 65, 66, 343, 344

H.B. 76-S3 - 1, 2, 3, 4, 5

Later References.

MYSORE GOVERNMENT SECRETARIAT

Serial Nos. 760.

P.S. 1

Part B for

June 1955

SUBJECT

Allotment of Sites formed in Survey
No 100/1 of Apasandra (Jayanagar in B.H.)

WD 04867-GPB-9,000-11-1-54

3276/24-6-55

The Chairman, City Improvement Trust,
Blore.

Rejects the Proposal.

G. Vasanth
7/6

Serial
No.

Letter no. A.2.P.R. 417/52-5826 $\frac{3}{55}$
from the chairman, Bangalore
Trust Board regarding allotment
of sites formed in S. No 100/1 of
Syrasandra Village (Block III of
Tayanagar.

1/ The report is submitted for perusal.
The proposal is to recover 4 sites to the
owner on payment of the layout charges
at Rs 4/- per sq yd in addition to conversion
fine at Rs 3000/- per acre, and refund
the compensation and allowances already
awarded and received by him; the proposal
may perhaps be approved. (The chairman
says that the question of ~~payment~~ paying
compensation to the building ~~owners~~ will not
arise and Sri. Ganeshra Sagar will be asked
to withdraw all such claims against the Board)

M. 6/4 ⁵²² 8/4

2) The Recommendation of the Chairman cannot
be accepted. This case has been
sufficiently discussed in the files placed below.
Orders have been passed considering all
aspects of the Case. If the concession shown
to Sri. Devanatha is shown to every one, then
the trust Board will incur very heavy loss in

Plot map of Site formed as S. No. 100/1 of
Byrabadra (Jayawar II) Block

File No. 9690/1952,

of 1952

Mysore Government
Secretariat

Serial
No.

Jayawar extension because, the actual amount
spent on the area is recovered from him
as a special case. The Inst Bd has
provided Parks, wide roads, amenities sites
and ~~no~~ money is expected from them.
The loss on a/c. there has been
made good by recovering at the rate
already fixed. Therefore, in view of the
decision already taken, there is no
reason to re-consider the case. If
Sri Dyer is not willing to take sites
at Rs 6 per sq ft, the sites may
be ordered to be auctioned and
any further application that maybe
received from Sri Dyer on the same
subject may be ordered to be filed.
If every case is re-considered more than once in
the South, it will cause great loss of time,
because it has to be noted again and
again.

Secy. Edu. & Insp.

13/4

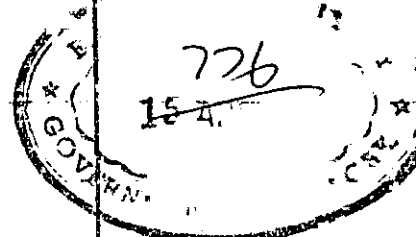
3) The case does not merit
re-consideration:

Minister (Ses)

15/5/55

16/4/55

19.5.55



OFFICE OF
PUBLIC RELATIONS
GOVERNMENT OF MYSORE

N. 418



Serial
No.

5) Lft. letter to the Chairman city & B Bangalore is
put up for Kuid approval

R_{11/6}
M 913/6.

Issue
12/6

Sent to the Chairman city & B Bangalore -
ordering that he can do as not with
guarantee item

3276/90B 11-55-54/24.6.55
R_{11/6}
A.S.

Tele gram
phoneNo. A 2. P. R. 417/52-5
Encls. 1/None

OFFICE OF-

The Chairman, City Improvement
Trust Board, Bangalore.

Date 23rd March 1955.

To

The Secretary to Government,

Local Self Government and Education Departments,
B a n g a l o r e.Re: Allotment of site formed in S.No.100/1 of
Byrasandra (Jayanagar III Block).

With reference to memo No.L.15344/20-2-54 forwarding

a copy of endorsement granted to Sri M.S. Ganesha Iyer, I
write to state as follows:-

S.No.100/1 of Byrasandra, having an extent of 2 acres and 15 guntas, was originally owned by Sri M.S. Ganesha Iyer. For the formation of sites in Block III of Jayanagar, this S.No. i.e., entire area was acquired by the Board during 1950. In this land, there was a well and farm house and compensation was paid only for the well, the latter having been treated as unauthorised. It is learnt from the party that, he has appealed for grant of compensation for the house also.

Kind reference is invited to the enclosed tracing on which the house farm-house is situated. The area acquired has been formed into sites measuring 30' x 50' between 8th and 7th Main Roads. The building lies almost in the Centre of a plot of land measuring 60' x 100' formed out of 4 sites 87,86,107 and 106, each of 30' x 50'. The original rate for sites of this dimension was only Rs.3/- but this has been enhanced to Rs.4/- as per Government Order No.L.16269-70/I.T.3.5-52-285 dated 22-12-52. It may also be mentioned, that all the sites formed in this area bounded by the 16th Cross Road, 7th and 8th Main Roads and Patalamma's Temple Road are such sites of 30'x50'

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Notified with
D.M. 9490
1713

file
(page 17
of the
collection
J.T.576-53-
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(2)

-2-

dimension and allotted also to several applicants at Rs.3/-per Sq.Yd.

It is seen from the file of records that Sri Ganesha Iyer, has been approaching this Office for grant of portion of land occupied by the building to the Members of his family, as he has been dispossessed of a large area of 2 acres 15 guntas. It was ordered by Government in No.1314/I.T.B.5-52-344 dated 2-3-53 that the above land may be reconveyed to Sri Ganesha Iyer, on payment of at Rs.6/- per Sq.Yd. towards layout charges. Sri Ganesha Iyer's attempts to get the above rate reduced were not successful and the latest endorsement granted to him, by Government confirms the rate of Rs.6/- per Sq.Yd.towards layout charges. This question is still pending and the land has not been reconveyed to him since the party has not ceased to press for the reconsideration of rates.

In this connection the following points have to be considered.

- (a) In this area only 30' x 50' sites were formed and sold at Rs.3/- to 4/- per Sq.Yd.
- (b) There are no bungalow or cottage sites in this sub-block.
- (c) The value of site is made up of (a) cost of land (b) compensation for malkies (c) conversion fine and (d) Layout charges. Therefore when the land is to be reconveyed

in addition to recovering acquisition charges if paid to the Party only (c) and (d) i.e., conversion and Layout charges have to be recovered. On this basis several - - cases have been decided, and the case of Sri C.J. Devanath may be stated where only layout charges at Rs.3-8-0 per Sq.Yd. was charged.

- (d) Simply because, the house, happened to be

fld
(Page 24 /
of the collection)

situated in the Centre of 4 sites, the entire plot cannot be treated as one of 60' x 100' i.e., a bungalow site. A bungalow site of this type having a road in front and also in the rear and situated between 4 blocks of smaller sites of 30' x 50' seems quite out of place and will be the only instance in the entire layout of Jayanagar Scheme.

(e) When the revised rate of Rs.4/- is being charged for the value of site in other cases, a rate of Rs.6/- towards layout charges only seems to be very high and opposed to actuals since layout charges must necessarily be less than the value of site vide (c) above.

(f) Kind reference is invited to this Office No.A2.P.R.227/53-54 dated 7-1-54 wherein perhaps the correct evaluation of the charges to be recovered, has been worked out. When a land is reconveyed only two methods are possible:-

- (1) Charging layout charges and conversion - - fine irrespective of ~~an~~ the area of land or site,
- (2) ~~the area of land or site~~ Recovering the full value of site at current rates, less the award amount if already paid to the Party,
- (3) A road on either faces of the site is not necessary, and so this plot cannot be considered as a single site of 100' x 60'. At best this may be treated as two sites i.e., 106 and 107, facing 7th Main Road as a single site of 60' x 50' and sites 87 and 86 treated as another site of 60' x 50' facing 8th Main Road. The area of each such site will be $333 \frac{1}{3}$ Sq.Yds. and the current rate of site is Rs.5/- per Sq.Yd. The Party will have to pay up the value at Rs.5/- per Sq.Yd. and take possession of the site.

Sri Ganesh Iyer in his letters addressed to this Office either is willing/to pay layout charges at Rs.4/- per Sq.Yd. or a full rate of Rs.5/- per Sq.Yd. towards cost of sites.

Under the above circumstances, I request approval

(4)

-4-

of Government to reconvey 4 sites to Sri Ganesha Iyer, on payment of the layout charges at Rs.4/- per Sq.Yd. in addition to conversion fine at Rs.3,000/- per acre and refund the compensation and allowances already awarded and received by him, as they would be more advantageous to the Board than selling the site at Rs.5/- per Sq.Yd. The question of paying compensation to the Building will not arise, and Sri Ganesha Iyer will be asked to withdraw all such claims against the Board.

Since this question is pending since 1950, I request early approval of Government for proposals made in the penultimate para above.

Yours faithfully,

D.R. Chennarudraiyar

(D.R. Chennarudraiyar)

Chairman.

Ksr.

23/5

CHAIRMAN
C.I.T.B.
2/10/01

187. Under
ENGINEER OFFICER
C.I.T.B. 2/10/01

17/3/55
A.F.
17/3/55

1st MAIN ROAD

LANE

5TH MAIN ROAD

PATTA LA MA MA
TEMPLE

16TH CROSS ROAD

8TH MAIN ROAD

ROAD

Building belonging to
S. S. S. S.

SCALE: 1" = 120'

EXTRACT FROM THE
PLAN OF THE BLOCK OF
TAYANAGAR EXTENSION
SHOWING THE BLOCK

35	34	33	32	31	30	29	28	27
36	35	34	33	32	31	30	29	28
37	36	35	34	33	32	31	30	29
38	37	36	35	34	33	32	31	30
39	38	37	36	35	34	33	32	31
40	39	38	37	36	35	34	33	32
41	40	39	38	37	36	35	34	33
42	41	40	39	38	37	36	35	34
43	42	41	40	39	38	37	36	35

96	95	94	93	92	91	90	89	88	87	86	85	84	83	82
97	96	95	94	93	92	91	90	89	88	87	86	85	84	83
98	97	96	95	94	93	92	91	90	89	88	87	86	85	84
99	98	97	96	95	94	93	92	91	90	89	88	87	86	85
100	99	98	97	96	95	94	93	92	91	90	89	88	87	86

MYSORE GOVERNMENT
SECRETARIAT.

(Continuation sheet draft form).

No. L 3276 / JTB 11 55 54
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2

The Chairman, City Improvement
Trust Board, Bangalore.

Sir,

Subject:- Allotment of Site formed
in S. NO. 100/1 of Byrasandra
Gaya Nagar 3rd Block.

Reference:- Your letter NO. A2.P.R. 417
54-55 dated 23/26. 3.55

I am directed to state that
the case does not merit reconsideration
and ^{that} your proposal cannot ^{therefore} be approved.

In this connection I am ~~also~~ to
request you to auction the site if
M. S. Ganesha Sagar is not willing to
take site at Rs 64 per Sq. Yd.

Yours faithfully

17/6

For Secy Edu & LSG Dept

D/H R/11/6

Mar 13/6

No. L.3276 / I T B . 11-55-54
Q. 24/6/55

The

Education & L.S.G. Departments.

To

The Chairman,
City Improvement Trust Board,
Bangalore.

Sir,

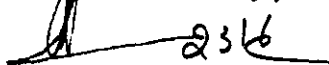
Subject:- Allotment of site formed in S.No.100/1 of
Byrasandra-Jayanagara, III Block.

Reference: Your letter No.A2.P.R.417/54-55 dated
23/26-3-1955.

-:-

I am directed to state that the case does not
merit reconsideration and that your proposal cannot
therefore be approved.

Yours faithfully,



(V. Hanumanthappa)

For Secretary to Government,
Education & L.S.G. Departments.

HGN.2/18-6.

gcr